



Stouts Cottages

Widecombe in the Moor, TQ13 7TR

RENDELLS

Stouts Cottages

Widcombe in the Moor, TQ13 7TR

Guide Price £350,000

FOR SALE BY TENDER. A pair of semi-detached, Grade II listed granite cottages and a selection of barns, requiring extensive modernisation, on a plot of nearly half an acre in an idyllic Moorland position.

- **FOR SALE BY TENDER—Closing Date Friday 28th of August at Midday**
- **A Pair of Semi-Detached Granite Cottages**
- **Range of Stone and Granite Outbuildings**
- **Driveway Parking**
- **Plot Extending to almost half an acre**
- **No Water or Drainage Supply**
- **Extensive Renovation Required**
- **Huge Potential**
- **Idyllic Moorland Position**
- **A Unique opportunity, available for the first time in many years**

Situation:

Widcombe-in-the-Moor is a charming village in the heart of Dartmoor National Park, renowned for its stunning moorland scenery, rich history and traditional Devon character. Dominated by the impressive Church of St Pancras, known as the “Cathedral of the Moor,” the village has long been a focal point for local life.

Widcombe is famous for the folk song Widcombe Fair and its annual fair, which attracts visitors from across the region. With its picturesque cottages, welcoming cafés and easy access to Dartmoor’s walking trails, Widcombe offers a perfect blend of natural beauty, heritage and rural tranquillity.

Description:

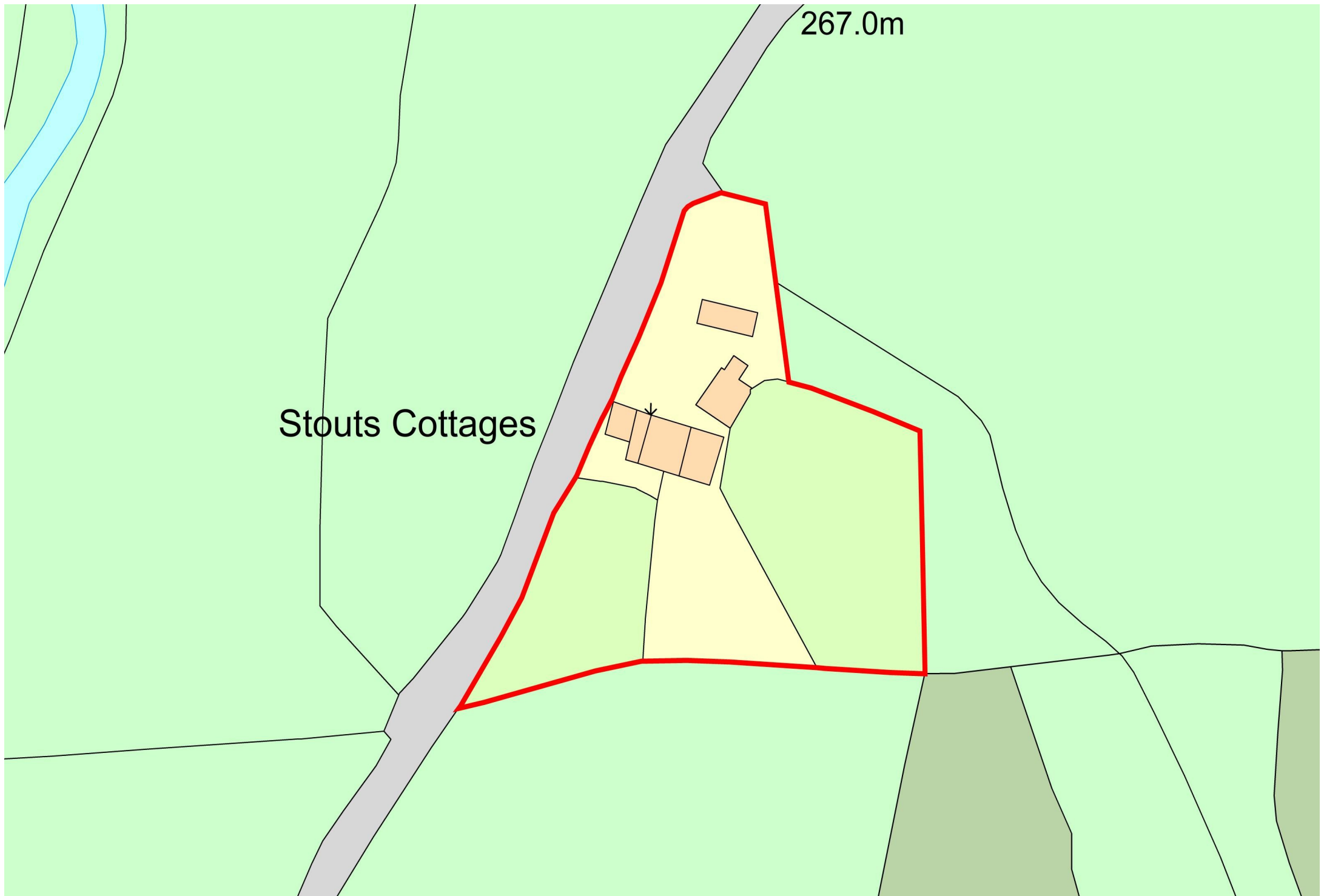
FOR SALE BY TENDER. A fabulous opportunity near to Widcombe in the Moor, Stouts Cottages are a pair of Grade II listed granite built houses now requiring extensive modernisation. In addition, there is a selection of stone outbuildings offering potential.

Accessed along a short private drive off a quiet moorland lane, there is extensive private parking. It should be noted that the only service provided presently is electricity. Provision will need to be made for water and drainage.

Access into the properties is limited, as they are deemed to be unsafe. Interested parties are therefore invited to visit the site at their own risk to carry out a limited visual inspection.

Tenders are invited to be received by Midday on Friday the 28th of August 2026. Further information is available by contacting our office in Chagford.





267.0m

Stouts Cottages

General Remarks & Stipulations:

Tenure: Freehold with vacant possession.

Council Tax: Band C. £2255.44 for 2026 / 2027

EPC: N/A—Listed and unsuitable for inspection and assessment.

Services:

Mains electricity only. No other services are provided.

Broadband available up to 1800 mbps (Source Ofcom)

Local and Planning Authority:

West Devon Borough Council - www.westdevon.gov.uk - 01822 813600

Dartmoor National Park - www.dartmoor.gov.uk - 01626 832093

Wayleaves, Easements:

The property is sold subject to any Rights of Way, wayleave, Rights or Easements which exist at the time of the sale whether they are mentioned or not.

Fixtures & Fittings:

All fixture and fittings, unless specifically referred to in these particulars, are expressly excluded from the sale of the freehold.

Plans & Maps:

Not to scale for identification purposes only. Promap Ordnance Survey reproduced with permission of HMSO (c) Crown copyright, all rights reserved. Licence number 100025692

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Viewers are welcome to attend the site in daylight hours at to carry out a limited visual inspection at their own risk. Access into the properties is not deemed to be safe.

What3Words location: [unafraid.deeds.ropes](https://www.what3words.com/unafraid.deeds.ropes)

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.



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